



Old School Court, Great Shelford Cambridge
£449,000 Leasehold

**Sharman
Quinney**

Key Features

 2  2  B  C



250 Years remaining as of 25 Dec 2011

£250.00 Ground Rent pcm

Review due: Ask Agent

£2742.00 Service Charge pcm

Review due: Ask Agent

- Built in 2011 by the award-winning Hill Development
- Exclusively designed for the over 55s in a highly sought-after Great Shelford location
- Spacious and beautifully presented two-bedroom apartment
- Bright living / dining room with French doors opening onto a Juliet balcony
- High-quality Kitchensmiths kitchen with integrated appliances and stone worktops

Old School Court is managed by a committee of elected residents, creating a well-maintained and community-focused environment. Accessed via a secure video entry system, residents and guests are welcomed into an elegant communal hallway featuring a thoughtfully designed seating area and convenient post collection point. Both lift and stair



access lead to the first floor, providing easy access to the apartment.

Upon entering the apartment, a generous and inviting entrance hall provides a sense of space and leads effortlessly through to the principal rooms. The living/dining room is a beautifully bright and refined space, enhanced by French doors opening onto a Juliet balcony, allowing natural light to pour in and creating a wonderful setting for both relaxation and entertaining.

Flowing seamlessly from here, the kitchen is superbly appointed with a bespoke Kitchensmiths design, featuring a range of integrated appliances, sleek composite stone worktops, and soft-close cabinetry, combining both style and practicality.

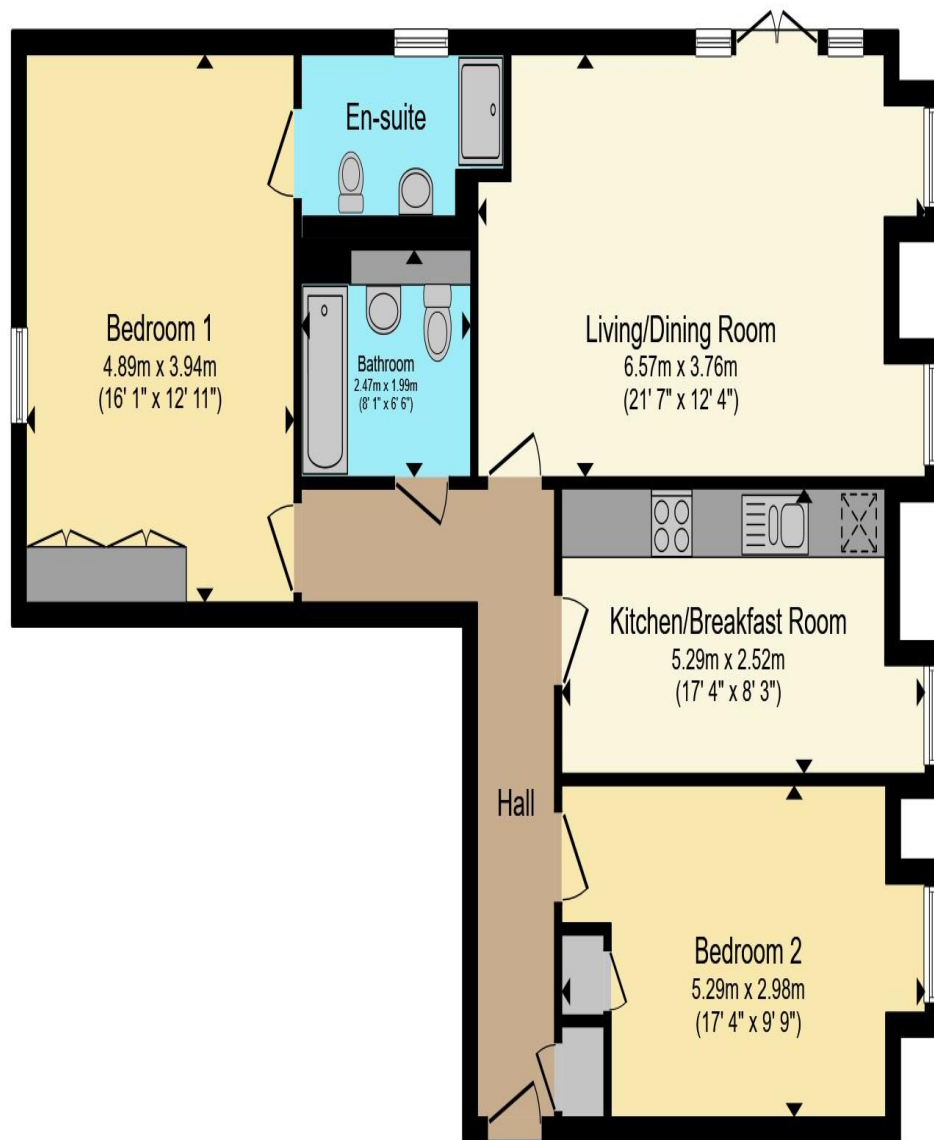
The principal bedroom is a peaceful and well-proportioned retreat, complete with built-in wardrobes and a luxurious en-suite shower room. The second bedroom, a comfortable double, also benefits from a built-in wardrobe and offers flexibility as a guest room, study, or hobby space.

A stylish and well-appointed family bathroom serves the remaining accommodation.

Throughout the apartment, gas-fired underfloor heating enhances the sense of comfort and quality.

Externally, the property enjoys one allocated





Total floor area 89.0 m² (958 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Sharman
Quinney

parking space, in addition to a number of visitor spaces. Further benefits include a communal bin store, cycle storage, and electric scooter facilities.

Set within beautifully maintained communal grounds, this apartment enjoys a prime position in the vibrant and highly sought-after village of Great Shelford. Renowned for its strong community spirit, the village offers an excellent range of local amenities, including shops, cafés, pubs, and recreational facilities, all within easy walking distance. Great Shelford railway station is also nearby, providing convenient services to Cambridge, London, and beyond, while regular bus routes offer straightforward access to Cambridge city centre. Addenbrooke's Hospital is also easily accessible, further enhancing the property's appeal and convenience.

All measurements are listed on the floor plan.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01954 710620

 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :GTS103089 - 0010

